BUREAU OF
Statistics

Yukon Rent Survey
September 2005

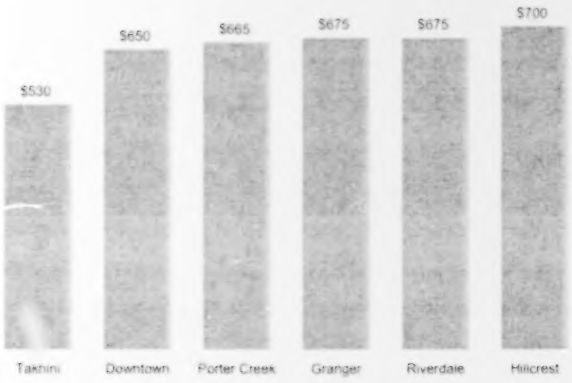
- The total number of apartments surveyed in Whitehorse in September 2005 ——— **887**
- The vacancy rate for all units surveyed in Whitehorse in September 2005 ——— **3.8%**
- The median rent for all units surveyed in Whitehorse in September 2005 ——— **$675**

Median Rent
'Median rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be.

Monthly Median Rent for All Units
September 2004 to September 2005

		Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
		$							
2005	Sept.	675	650	675	700	665	675	530	595
	June	675	650	675	695	665	675	530	575
	March	660	650	675	695	625	675	530	575
2004	Dec.	660	650	675	695	625	675	530	575
	Sept.	650	650	600	695	625	675	505	575

Median Rents in Whitehorse, September 2005



The median rent in Whitehorse increased $25, or 3.8%, from Sept. 2004 ($650) to Sept. 2005 ($675). Median rents in the various Whitehorse subdivisions changed as follows:

- the median rents in Downtown and Riverdale were unchanged;
- in Hillcrest the median rent increased $5, or 0.7%.
- in Granger the median rent increased $75, or 12.5%.
- in Porter Creek the median rent increased $40, or 6.4%.
- in Takhini the median rent increased $25, or 5.0%.

The median rent in Watson Lake increased by $20, or 3.5%, from Sept. 2004 to Sept. 2005.

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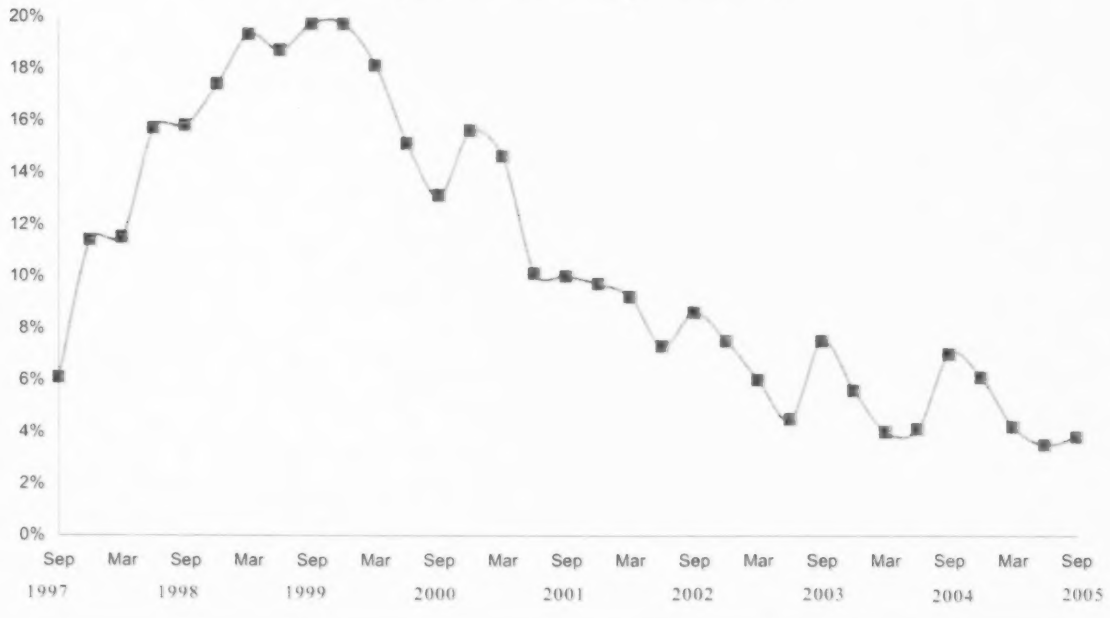
Vacancy Rate
'Vacancy Rate' refers to the percentage of all apartments surveyed which are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
September 2004 to September 2005

		Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
						%			
2005	Sept.	3.8	4.0	10.0	4.6	8.7	2.0	9.8	40.0
	June	3.5	4.5	0.0	1.3	0.0	2.8	7.8	42.9
	March	4.2	3.4	0.0	6.4	4.3	3.7	12.0	54.3
2004	Dec.	6.1	5.1	15.0	3.8	8.7	6.8	6.0	37.1
	Sept.	7.0	6.8	10.0	3.8	4.3	7.8	8.0	14.3

The vacancy rate in Whitehorse reached a low of 1.9% in September 1991, gradually rose to the March 1995 level of 12.7%, and then declined to a low of 4.2% in June 1996. The vacancy rate steadily declined from a record high of 19.7% in September and December 1999 to 4.5% in June 2003. The vacancy rate then flucuated between 4.0% and 7.5% for the remainder of 2003 and 2004. The rate was 4.2% in March 2005 and then dipped slightly to 3.5% in June and 3.8% in September of this year. The September 2005 rate represents 34 vacant apartments out of 887 apartments surveyed.

Whitehorse Vacancy Rate
September 1997 to September 2005



In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $700 in Hillcrest to a low of $530 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $750, followed by 2-bedroom apartments at $695, 1-bedroom apartments at $650 and bachelor units at $530.

Median Rent by Apartment Size and Location, September 2005

	Whitehorse				Whitehorse			
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					($)			
All	675	650	675	700	665	675	530	595
BACHELOR	530	525	..	520	500	638	530	480
1-BEDROOM	650	660	575	600	475	700	630	513
2-BEDROOM	695	750	675	720	763	675	..	650
3+ BEDROOM	750	848	..	..	880	750	..	600

The vacancy rate in Whitehorse subdivisions ranged from a low of 2.0% in Riverdale to a high of 10.0% in Granger. Overall in Whitehorse, the highest vacancy rate was found in bachelor apartments (9.8%), followed by 1-bedroom apartments (4.4%), 2-bedroom apartments (1.9%) and 3+ bedroom apartments (1.6%).

Vacancy Rate by Apartment Size and Location, September 2005

	Whitehorse				Whitehorse			
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					(%)			
All	3.8	4.0	10.0	4.6	8.7	2.0	9.8	40.0
BACHELOR	9.8	10.4	..	14.3	0.0	0.0	9.3	33.3
1-BEDROOM	4.4	3.4	0.0	3.3	10.0	6.4	12.5	25.0
2-BEDROOM	1.9	0.0	12.5	4.0	0.0	1.6	..	52.6
3+ BEDROOM	1.6	0.0	..	..	14.3	0.0	..	0.0

The total number of apartments in the Whitehorse portion of the survey was 887. Of these, 34, or 3.8%, were vacant as of September 2005. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, September 2005

		Whitehorse	Whitehorse						
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
All	number	887	353	20	87	23	353	51	35
	vacant	34	14	2	4	2	7	5	14
BACHELOR	number	133	77	..	7	2	4	43	3
	vacant	13	8	..	1	0	0	4	1
1-BEDROOM	number	273	174	4	30	10	47	8	12
	vacant	12	6	0	1	1	3	1	3
2-BEDROOM	number	417	94	16	50	4	253	..	19
	vacant	8	0	2	2	0	4	..	10
3+ BEDROOM	number	64	8	..	..	7	49	..	1
	vacant	1	0	..	..	1	0	..	0

Distribution of Whitehorse Rental Units and Vacancies, September 2005

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out quarterly in Whitehorse and Watson Lake. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all buildings with four or more units. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
Executive Council Office
Bureau of Statistics

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Additional information:
Government of Yukon
Executive Council Office
Bureau of Statistics (A-8C)
Box 2703, Whitehorse, Yukon Y1A 2C6
Telephone: (867)667-5640; Fax: (867)393-6203
E-mail: ybsinfo@gov.yk.ca
Web site: http://www.gov.yk.ca/depts/eco/stats/